

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF CERTAIN PROPERTIES
IN THE WASHINGTON PARK URBAN RENEWAL AREA
PROJECT NUMBER MASS. R-24, FOR REHABILITATION
PURPOSES

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass. R-24, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and the carrying out of urban renewal projects with Federal financial assistance under said Title I including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, the following individuals or firms have presented a proposal for the purchase of certain property for the purpose of rehabilitation;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That John Jackson be and hereby is tentatively designated as redeveloper of 14B Circuit Street.
2. That William M. Rogers be and hereby is tentatively designated as redeveloper of 8 Mills Street.
3. That Mr. and Mrs. Ronald Poindexter be and hereby is tentatively designated as redeveloper of 6 Wyoming Street.
4. That Mrs. Betsey J. Harris be and hereby is tentatively designated as redeveloper of 5 Sherman Street.
5. That John Harris be and hereby is tentatively designated as redeveloper of 8 Wyoming Street.
6. That Mr. and Mrs. Edmond Mills be and hereby is tentatively designated as redeveloper of 80-82 Waumbeck Street.
7. That Inner City Development Corporation be and hereby is tentatively designated as redeveloper of 14-16 Akron Street, 64-68 Alpine Street, 8 Hestia Park, 113-115-117 Regent Street, 35 Rockland Street, 19-21 Wakullah Street, 14-14A Circuit Street, 12 Regent Street.

8. That King Bison Company be and hereby is tentatively designated as redeveloper of 73 Humboldt Avenue and 95-99 Regent Street.

All of the above is subject to:

(a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;

(b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;

(c) Submission within ninety (90) days in a form satisfactory to the Authority of:

(i) Evidence of the availability of necessary equity funds; and

(ii) Evidence of firm financing commitments from banks or other lending institutions; and

(iii) Final Working Drawings and Specifications.

(d) That the disposal of said parcels by negotiation is the appropriate method of making the land available for the redevelopment.

(e) That it is hereby determined that the tentatively designated developers above possess the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.

(f) That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105 (e) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

MEMORANDUM

June 19, 1969

TO: Boston Redevelopment Authority

FROM: Hale Champion

SUBJECT: TENTATIVE DESIGNATION OF REDEVELOPERS
DISPOSITION PARCELS R33A, R14, R28, R40, R29, R22,
R26, R23-23A, R17, R38, R39, R32, R35, R36, R37, R12,
R24, R33, R31
WASHINGTON PARK URBAN RENEWAL AREA R-24

SUMMARY: This memorandum requests tentative designation of the following as re-developers of Disposition Parcels R33A, R14, R28, R40, R29, R22, R26, R23-23A, R17, R38, R39, R32, R35, R36, R37, R12, R24, R33, R31
Washington Park Urban Renewal Area

On January 9, 1969, the Authority authorized the advertisement of the availability of rehabilitation of Disposition Parcels R33A, R14, R28, R40, R29, R22, R26, R23-23A, R17, R38, R39, R32, R35, R36, R37, R12, R24, R33 and R31. The advertisement stated preference would be given to the occupants of the buildings to be rehabilitated, provided the occupant is not the former owner, and to displacees from the project area or other project areas, in that order. The following order of preference will be tenants who desire to become owner-occupants and then others. The closing date for proposals was March 14, 1969.

The following persons are recommended as tentative developers:

R33A - 14B Circuit Street - John Jackson

Mr. Jackson presently lives at this address as a tenant of the Authority and plans to be an owner/occupant.

R14 - 8 Mills Street - William M. Rogers

Mr. Rogers is a resident of the Waterfront Renewal Project and plans to be an owner/occupant.

R28 - 6 Wyoming Street - Mr. and Mrs. Ronald Poindexter

Mr. and Mrs. Poindexter are displacees from the Washington Park Urban Renewal Area and plan to be owner/occupants.

R40 - 5 Sherman Street - Mrs. Betsey J. Harris

Mrs. Harris lives in the Washington Park Urban Renewal Area as a tenant and plans to be an owner/occupant.

R29 - 8 Wyoming Street - John Harris

Mr. Harris is a tenant in a building directly across the street from this property and plans to be an owner/occupant.

R22 - 80-82 Waumbeck Street - Mr. and Mrs. Edmond Mills
Mr. and Mrs. Mills are tenants in a multi-family building
in Washington Park and plan to be owner/occupants.

R17 - 14-16 Akron Street)

R38-R39 - 64-68 Alpine Street)

R32 - 8 Hestia Park)

R35-R36-R37 - 113-115-117 Regent Street) - Inner City Development Corporation

R12 - 35 Rockland Street)

R24 - 19-21 Wakullah Street)

R33 - 14-14A Circuit Street)

R31 - 12 Regent Street)

Inner City Development Corporation is a local experienced
developer in multi-family dwellings.

R26 - 73 Humboldt Avenue)

R23-R23A - 95-99 Regent Street) - King Bison Company

The King Bison Company in the past has acquired and
successfully rehabilitated numerous properties in
the Washington Park and South End Urban Renewal Areas.
Many of the units rehabilitated by King-Bison have
been leased to low-income families through the Boston
Housing Authority. It is expected that many of these
units will also be leased to low-income families.

I propose that these tentative designations be for a period of
90 days subject to submission of plans and specifications, evidence
of sufficient equity, and firm financing commitments, all subject
to Authority approval.

An appropriate resolution is attached.

Attachment.